

Richmond, Indiana
TO PEELLE and CAMPBELL

to purchase the property known as

312 Colonial Building
Richmond, Indiana

Adopted by the Richmond R. E. Board

PROPOSITION

PROPOSITION

DEED FORM

Paul R. Bond

TO

Eugene P. Mc Graw
Louise R. Mc Graw



PEELLE and CAMPBELL
Realtors

312 Colonial Building
Telephone 23219 Richmond, Indiana



No.

PROPOSITION

Adopted by the Richmond Real Estate Board

To PEELLE and CAMPBELL
Richmond, Indiana

..... November 9, 1951

..... We hereby agree to purchase the property known as 217 East Plum Street
Centerville, Indiana

located in Wayne County, Indiana, at and for the sum of
Nine Thousand Five Hundred (\$9500.00) and no/100----- Dollars

upon the following terms, viz: Nine Thousand Five Hundred (\$9500.00) & no/100----- Dollars cash,

to be paid upon the delivery of a good and sufficient general Warranty { ~~Contract~~
Deed

~~the remainder of the purchase money to be paid as follows:~~

Possession to be given upon delivery of deed on or before December 24, 1951
We will assume the taxes due and payable in May 1952 and thereafter.
also, all screens, linoleum on kitchen and bathroom floors to go to the purchasers
free of encumbrance.

This proposition is based upon a good merchantable title, to be evidenced by a complete and properly prepared abstract of title certified to date, to be furnished by the owner of the said property within days from date of acceptance of this proposition. We will complete the purchase of said real estate at your office within days after an abstract showing a good merchantable title is delivered to us or our agent,; it being agreed that reasonable time shall be allowed to correct defects in title, if any.

We hereby deposit with you earnest money in the sum of
Five Hundred (\$500.00) and no/100----- Dollars
to be held by you and to be applied as part of the purchase price of said real estate at the time of delivery of { ~~contract~~
deed.

This proposition shall be treated as made to the owner of said property, and shall remain open for acceptance for the period of 1 days from this date; and if accepted, the above amount is to apply as part of purchase price, and if refused same is to be refunded.

Eugene O. McGraw
.....
Louise L. McGraw
.....

I hereby accept the above proposition this 9th day of November, 1951
and agree, promise and bind myself to fully comply with same according to the terms and conditions thereof.

Nan R. Bond (LRB)
.....
.....
.....

LAW OFFICES OF
GARDNER, JESSUP & TRIPP
RICHMOND, INDIANA

February 1, 1930.

Mr. James H. Martin,
Richmond, Indiana.

Dear Sir:

I have examined the abstract of title of JOHN HOAR and MICHAEL HOAR, tenants in common, to the following described Real Estate in Wayne County, Indiana, to-wit:
"15 feet off the east side of lot #45 on the original Plat of the Town of Centerville; also, 88 feet off the west side of lot #44 on the original plat of the town of Centerville", and note as follows:

1. Break in the chain of title appears on page 3, in that no title is shown in James Neele for lot 44. Last owner was Israel Elliott. *-1829-*
2. Henry J. Swope, grantor at #7G should be identified as same as H. J. Swope, grantee at #7F. *1862*
- ✓ 3. Vague description appears at #7J. *1873*
- ✓ 4. Nothing is conveyed by deeds shown at #7L. *1832*
5. Proceedings leading up to Sheriff's deed at #10 not shown. *1847*
6. At #11, page 8 William Sumner conveys. No title shown in him for lot #45. Last owner was Israel Elliott. *See #4*
- ✓ 7. No wife joins Harrison Stuard at #25. Date Nov. 16, 1866.
- ✓ 8. No husband joins Lucinda Dodge at #26. Date Nov. 26, 1867.
- ✓ 9. At #27 is conveyance to Lucinda Dodge, while at following entry Lucinda Strattan conveys.
- ✓ 10. No wife joins Lloyd K. Hill at #29. Date February 15, 1888. }
- ✓ 11. No wife joins Kitredge Hill at #30. Date March 30, 1895. }
- ✓ 12. Unpaid costs of guardianship shown on page 26 in the sum of \$6.55. ✓
13. The latter part of abstract shows proceedings brought by Guardian of John Hoar to sell the undivided one-half interest as owned by him and report of sale is shown to you and Josie Martin. Proceedings as shown are regular, and will vest good title in you for the undivided one-half.
14. Abstract does not certify as to examination for improvement liens.
15. Taxes for 1929 are a lien in amount of \$37.55.

With these exceptions, title shown good in John Hoar and Michael Hoar, tenants in common.

Yours truly,

A. M. Gardner
GARDNER JESSUP TRIPP & HARRINGTON.

AN ABSTRACT OF TITLE

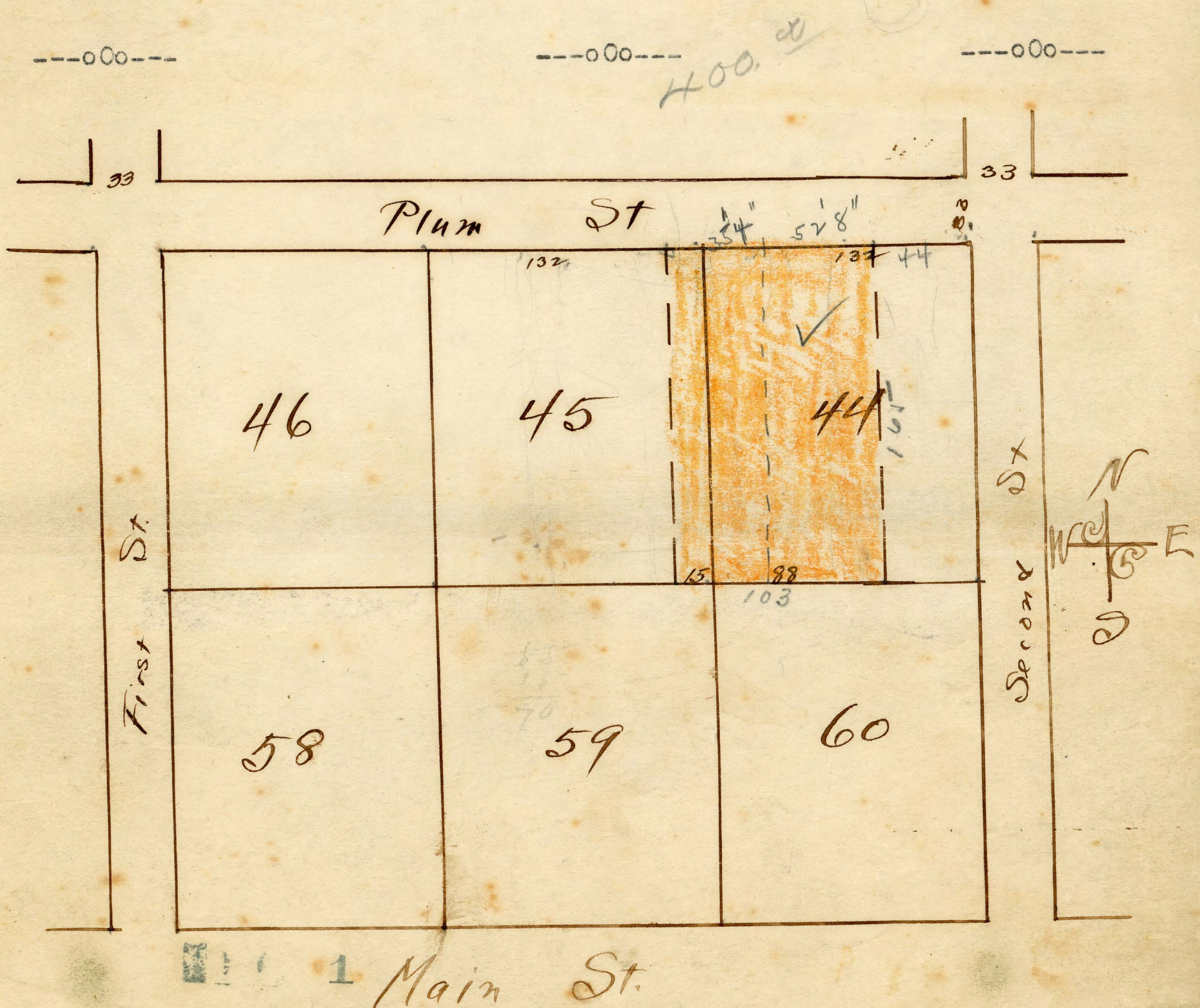
to the

FOLLOWING DESCRIBED REAL ESTATE IN WAYNE

COUNTY, INDIANA:

FIFTEEN (15) FEET off of the east side of
Lot Numbered FORTY-FIVE (45) on the Original
Plat of the Town of Centerville, of said County,
and state; and also

EIGHTY-EIGHT (88) FEET off of the west side
of Lot Numbered FORTY-FOUR (44) on the Original
Plat of the said Town of Centerville.



* * * * *

United States
of America
1 To
Israel Elliott

Certificate of Purchase. Dated Sept. 27, 1813.
For the southwest quarter of section 20, township
16, range 14 east, containing 160 acres.
Tract Book 1.

* * * * *

United States
of America
2 To
Israel Elliott

Patent. Dated Feb. 6, 1817.
Recorded Feb. 3, 1830. Deed Rec. K "K" page 399
For the southwest quarter of section 20, township
16, range 14 east, containing 160 acres.

* * * * *

Israel Elliott
3 By
Plat of Town of
Centerville.

Plat. Dated Jan. 2, 1815.
Recorded in Plat Book 1, page 5.
Area containing 90 acres in sections 19, 20 and 30
township 16, range 14 east laid out and platted.
(Lot described at the caption of this abstract is
in the southwest quarter of section 20).

* * * * *

Israel Elliott
Wilmet Elliott,
his wife

Warranty Deed; Consideration \$- "For and in consider-
ation of the Town of Centerville."
Dated and acknowledged Sept. 22, 1817.

4 To
William Sumner,
John McLain, their
heirs and assigns

Recorded Nov. 19, 1817. Deed Rec. A, page 454.
CONVEYS "A certain tract or parcel of land containing
60 acres (with a reserve of 5 lots numbered 39, 46,
47, 58, 59) in the southwest quarter of section 20,
township 16, range 14, beginning at the southwest
corner of said above mentioned section, running east 98 poles; thence
north 98 poles; thence west 98 poles; thence south to the beginning.

* * * * *

John McLain
Catherine McLain
his wife

Warranty Deed; Consideration \$1.25
Dated and acknowledged Feb. 14, 1818.

5 To
William Sumner,
his heirs and
assigns forever

Recorded April 22, 1818. Deed Rec. "A" page 497.
CONVEYS The same and by the same description as at
No. 4 of this abstract.

* * * * *

* * * * *

James Neele
(No wife mentioned)

6 To
Obediah Weaver

Warranty Deed; Consideration \$25.00
Dated and acknowledged Apr. 22, 1829.
Recorded March 4, 1830. Deed Rec. "K" page 552.
CONVEYS Lot 44 in the Town of Centerville.

* * * * *

Obadiah Weaver,
(Signed and acknow-
leged by
Margaret Weaver,
as his wife)

7 To
John Hagerty, his
heirs and assigns

Warranty Deed: Consideration \$225.00
Dated March 26, 1830. Acknowledged by Obadiah Weaver,
March 6, 1831; by Margaret Weaver, March 29, 1832.
Recorded April 25, 1832. Deed Rec. N, page 33.
CONVEYS The east equal half of Lot No. 44 on the
Original Plat of the Town of Centerville.

* * * * *

John Hagerty,
Hannah Hagerty,
his wife

7-A To

William H. Waite,
his heirs and
assigns.

Warranty Deed; Consideration \$150.00
Dated and acknowledged October 9, 1846
Recorded Oct. 9, 1846. Deed Rec. 8, page 271
CONVEYS The east equal half of Lot 44 on the
Original Plat of the Town of Centerville.

* * * * *

William H. Waite,
Lovina Waite,
his wife
(Signed:
William H. Waite
Lovina Wait)

7-B To

Henry Garthwaite,
his heirs and
assigns

Warranty Deed; Consideration \$150.00
Dated and acknowledged April 14, 1847.
Recorded April 14, 1847. Deed Rec. 9, page 132.
CONVEYS The same and by the same description as
at No. 7-A of this abstract.

* * *

* * * * *

Lafe Develin

7-C vs.

Henry Garthwaite,
Elizabeth Garthwaite

Wayne Circuit Court; Fall Term, 1859.
Cause No. 508, Complaint to Foreclose Mortgage.
On Aug. 5, 1859: Leave is granted plaintiff to
amend complaint by making Michael Swope and James
V. Swope defendants, and amended complaint is
filed accordingly. Order Book P, page 543.

February Term, 1860. On March 10. 1860: The plaintiff in person comes and the defendants by attorney come also, and the issues being joined in this cause by the agreement of parties it is submitted to the court for trial without the intervention of a jury. And the court having heard the proof, finds that the defendant, Henry Garthwaite is justly indebted to the plaintiff in the sum of \$269.72 the balance of the principal and interest of his debt. It is therefore considered and adjudged by the court that the said plaintiff recover of the said defendant, Henry Garthwaite, the said sum of \$269.72 in damages and likewise the costs and charges by him in and about this suit laid out and expended without relief from valuation or appraisement laws. And in default of the payment of the said sum with interest and costs it is ordered and decreed by the court that a copy of this decree and an execution shall be issued by the Clerk of this court to the Sheriff of this county directed commanding him to advertise and sell the real estate in the said complaint and mortgage mentioned and described, or so much thereof as may be necessary to satisfy the said judgment, interest and costs according to law and after the said sale the said defendants shall be debarred of all equity of redemption in the said real estate or so much thereof as shall be sold, and should the mortgaged premises not be sufficient to satisfy the amount of the said judgment interest and costs, the sum remaining unpaid shall be levied of the goods and chattels, lands and tenements of the said defendant, Henry Garthwaite. All of which is finally ordered and decreed. And it is agreed between the parties that no execution shall be issued on this judgment until the first day of July, 1860. OrderBook "Q" page 242.

* * * * *

Lafe Develin Execution issued Nov. 16, 1860.

7-D vs. Decree, \$269.72 Costs, \$15.64.

Henry Garthwaite, Sheriff's return shows land sold for \$65.00 on
Elizabeth Garthwaite.

Feb. 9, 1861. Judgment satisfied as to costs

June 7, 1861. Execution Docket F, page 236

* * * * *

* * * * *

J. S. Stiddam,
 Sheriff of Wayne
 County, Indiana

Sheriff's Deed; Consideration \$65.00

Dated and acknowledged Feb. 15, 1861.

7-E To

Recorded July 17, 1862. Deed Rec. 29, page 679

Lafe Develin

CONVEYS The same and by the same description as
 at No. 7-A of this abstract.

This deed recites that said real estate was sold
 on judgment against Henry Garthwaite and Elizabeth Garthwaite recovered
 in the Wayne Cir uit Court for \$69.72 and costs; that legal notice of
 the time and place having been duly given, the same was offered for
 sale on Feb. 9, 1861, and no bid being received for the rents and profits
 for 7 years, the fee simple was offered for sale and Lafe Develin by his
 attorney bid the sum of \$65.00 and no person bidding more the Sheriff
 sold said real estate to said Lafe Develin.

* * * * *

Lafe Develin
 Caroline Develin,
 his wife

Quit-claim Deed; Consideration \$100.00

Dated and acknowledged July 17, 1862.

7-F To

Recorded July 17, 1862. Deed Rec. 29, page 680

H. J. Swope

CONVEYS The east half of Lot No. 44 on the Original
 Plat of Centerville.

* * * * *

Henry J. Swope
 Mary Ann Swope

Warranty Deed; Consideration \$225.00

Dated and acknowledged Oct. 24, 1863.

7-G To

Recorded Oct. 26, 1863. Deed Rec. 32, page 289.

Dominick McMullen

CONVEYS The same and by the same description as at
 No. 7-F of this abstract.

* * * * *

Dominick McMullen
 Mary McMullen,
 his wife

Warranty Deed; Consideration \$500.00

Dated and acknowledged April 18, 1865.

7-H To

Recorded Sept. 15, 1865. Deed Rec. 37, page 498

Ann M. Martin

CONVEYS The same and by the same description as at
 No. 7-F of this abstract.

* * * * *

* * * * *

Ann M. Martin,
Thomas Martin

7-I To

Kittredge Hill

Warranty Deed; Consideration \$350.00

Dated and acknowledged August 28, 1866.

Recorded Aug. 28, 1866. Deed Rec. 42, page 487.

CONVEYS The east half of lot No. 44 on the Original
Plat of the town of Centerville.

* * * * *

Kittredge Hill,
Fanny B. Hill,
his wife

7-J To

William H. Abden

Warranty Deed; Consideration \$250.00

Dated and acknowledged Sept. 27, 1873.

Recorded Oct. 8, 1877. Deed Rec. 66, page 143.

CONVEYS The north of the east half of Lot 44 as
numbered on the Original Plat of Centerville.

* * * * *

William H. Abden
Sarah E. Abden
his wife

7-K To

Lloyd K. Hill

Warranty Deed; Consideration \$1.00

Dated and acknowledged March 19, 1883.

Recorded March 31, 1883. Deed Rec. 77, page 483.

CONVEYS The northeast quarter of lot 44 as laid out
in the Original Plat of the town of Centerville.

* * * * *

Obidiah R. Weaver,
Margaret Weaver,
his wife

7-L To

Nathan Smith,
his heirs and
assigns

Warranty Deed; Consideration \$250.00

Dated and acknowledged April 10, 1832.

Recorded Dec. 5, 1832. Deed Rec. N, page 369.

CONVEYS The west half of lot numbered ⁴⁴ on the Original
Plat of the town of Centerville, and other real
estate.

* * * * *

* * * * *

Nathan Smith,
Martha Smith,
his wife

Warranty Deed; Consideration \$200.00

Dated and acknowledged Dec. 2, 1832.

7-M To

Recorded June 6, 1833. Deed Rec. O, page 151.

William Widup,
his heirs and
assigns

CONVEYS The west half of Lot 44 in the town of Centerville.

* * * * *

William Widup,
Theresa A. Widup,
his wife

Warranty Deed; Consideration \$300.00

Dated and acknowledged Nov. 30, 1835.

9 8 To

Recorded Nov. 30, 1835. Deed Rec. R, page 151

Solomon Meredith,
his heirs and
assigns.

CONVEYS A certain lot of ground lying and being in the town of Centerville, known on the plat of said town by being numbered 44, being the west half of said town lot divided by a north and south line through the centre of the lot.

* * * * *

Solomon Meredith,
(Signed "S. Meredith")
Ann Meredith,
his wife

Warranty Deed; Consideration \$225.00

Dated and acknowledged July 21, 1839.

10 9 To

Recorded June 21, 1839. Deed Rec. Y, page 380.

Thomas Commons
his heirs and
assigns

CONVEYS The same and by the same description as at No. 8 of this abstract.

* * * * *

David Gentry,
Sheriff of Wayne
County, Indiana

Sheriff's Deed; Consideration \$40.00

Dated and acknowledged Jan. 28, 1847.

11 10 To

Recorded Jan. 29, 1847. Deed Rec. 8, page 572.

Thomas Bedford,
his heirs and
assigns.

CONVEYS The same and by the same description as at No. 8 of this abstract.

This deed recites that David Commons, Administrator of the estate of Thomas Commons, deceased, on Feb. 13, 1845, recovered in an action against

William Bolander the sum of \$136.00 debt and \$--- costs, and that he sued out a writ of exection directed to David Gentry Sheriff, by which said Sheriff was directed that of the goods and chattels, lands and tenements of the said William Bolander he should cause to be made the debt and damages; that said sheriff in pursuance of said writ levied upon the lands herein described and having legally advertised the same did on Dec. 10, 1845, at the courthouse door in the town of Centerville by public~~xxx~~ auction first expose to sale the issues and profits of said lands for the term of seven years and no persons bidding for the same he then offered by public auction the fee simple of said land and Thomas Bedford did then and their bid for the same the sum of \$40.00 and no person bidding any more the said tract of land was struck off and sold to said Thomas Bedford for said sum of \$40.00

* * * * *

William Sumner, Nancy Sumner, his wife 12 11	To	Warranty Deed; Consideration \$46.00 Dated and acknowledged Jan. 4, 1819. Recorded Jan. 4, 1819. Deed Rec. "B" page 84.
William Bulla, his heirs and assigns		CONVEYS Lot 45 in the town of Centerville and other real estate.

* * * * *

William Bulla, Elizabeth Bulla, his wife 13 12	To	Warranty Deed; Consideration \$35.00 Dated and acknowledged March 29, 1830. Recorded June 14, 1833. Deed Rec. "Q" page 158.
George Swope, his heirs and assigns		CONVEYS A certain lot of land situated in the town of Centerville known on the Original Plat of said town by the No. 45.

* * * * *

George Swope, Mary Ann Swope, his wife 14 13	To	Warranty Deed; Consideration \$60.00 Dated and acknowledged June 14, 1833. Recorded June 20, 1833. Deed Rec. O, page 163.
Tindall Capen his heirs and assigns		CONVEYS The same and by the same description as at No. 13 of this abstract.

* * * * *

* * * * *

Tindall Gapen,
Terecy Gapen,
his wife

¹⁵
14 To

Martin M. Ray
his heirs and
assigns

Warranty Deed; Consideration \$800.00

Dated and acknowledged April 25, 1836.

Recorded Nov. 18, 1836. Deed Rec. "T" page 147

CONVEYS All that certain tract or parcel of land situate in the town of Centerville, being the whole of lot No. 45 on the original plat of said town, containing $\frac{1}{2}$ acres of land, and lying immediately east of the lot where the said Ray now resides.

* * * * *

Martin M. Ray,
Rachel Ray,
his wife

¹⁶
15 To

George W. Conner,
his heirs and
assigns

Warranty Deed; Consideration \$1000.00

Dated and acknowledged Dec. 30, 1839.

Recorded Dec. 31, 1839. Deed Rec. 2, page 75.

CONVEYS The same and by the same description as at No. ¹⁵14 of this abstract, and other real estate.

* * * * *

George W. Conner,
Margaret Conner,
his wife

16 To

John Finley,
his heirs and
assigns

¹⁷
Warranty Deed; Consideration \$800.00

Dated and acknowledged Dec. 31, 1839.

Recorded Dec. 31, 1839. Deed Rec. 2, page 75.

CONVEYS The same and by the same description as at No. ¹⁵14 of this abstract, and other real estate.

* * * * *

John Finley,
Julia Finley,
his wife

17 To

Robert Carter,
his heirs and
assigns.

¹⁸
Warranty Deed; Consideration \$600.00

Dated and acknowledged April 29, 1848.

Recorded May 5, 1848. Deed Rec. 10, page 340.

CONVEYS The same and by the same description as at No. ¹⁵14 of this abstract, and other real estate.

* * * * *

Robert Carter,
Catherine Carter,
his wife

18 To

James W. Scott
his heirs and
assigns

¹⁹
Warranty Deed; Consideration \$600.00

Dated and acknowledged May 2, 1848.

Recorded May 5, 1848. Deed Rec. 10, page 341.

CONVEYS The same and by the same description as at No. ¹⁵14 of this abstract, and other real estate.

* * * * *

* * * * *

20

James W. Scott,
Rachel E. Scott,
his wife

Warranty Deed; Consideration \$600.00

Dated and acknowledged April 27, 1853.

19 To

Recorded July 18, 1853. Deed Rec. 16, page 367.

John Meyers,
his heirs and
assigns

CONVEYS The same and by the same description as at
No. 15 of this abstract, and other real estate.

* * * * *

21

John Meyers,
Margaretta Meyers,
his wife

Warranty Deed; Consideration \$40.00

Dated and acknowledged Sept. 13, 1861.

20 To

Recorded Nov. 26, 1861. Deed Rec. 29, page 139.

Catharine Bedford

CONVEYS 15 ft. in width off the east side of lot
No. 45 on the original Plat of the town of Centerville, ~~xxxxxx~~ adjoining the lot now owned and
occupied by Thomas L. Bedford on the west side.

* * * * *

22

Thomas L. Bedford,
Catharine Bedford,
his wife

Warranty Deed; Consideration \$450.00

Dated and acknowledged Jan. 23, 1862.

21 To

Recorded Jan. 23, 1862. Deed Rec. 29, page 267.

Nelson F. Bedford

CONVEYS The west half of Lot 44 as numbered on the
Original Plat of the town of Centerville.

* * * * *

23

Nelson F. Bedford,
Louisa Bedford,
his wife

Warranty Deed; Consideration \$500.00

Dated and acknowledged Feb. 3, 1862.

22 To

Recorded Feb. 3, 1862. Deed Rec. 29, page 293.

Catharine Bedford
her heirs and
assigns

CONVEYS the west half of Lot 44 as numbered on the
Original Plat of the town of Centerville.

* * * * *

24

Thomas L. Bedford,
Catharine Bedford,
his wife

Warranty Deed; Consideration \$325.00

Dated and acknowledged August 22, 1863.

23 To

Recorded August 24, 1863. Deed Rec. 31, page 492.

James R. Stilwell

CONVEYS The west half of Lot 44 as laid out on the
Original Plat of the town of Centerville and 15 feet
off of the east side of lot 45 on the Original Plat
of the town of Centerville, and adjoining the above
described west half of lot 44.

* * * * *

* * * * *

25

James R. Stillwell, Warranty Deed; Consideration \$450.00

Sophia Stillwell,

his wife

Dated and acknowledged Jan. 8, 1865.

24 To

Recorded July 8, 1865. Deed Rec. 37, page 325.

Harrison Stuard

CONVEYS The same and by the same description as
at No. ²⁴23 of this abstract.

* * * * *

26

Harrison Stuard,
(No wife mentioned)

Warranty deed; Consideration \$450.00

Dated and acknowledged Nov. 16, 1866.

25 To

Recorded Nov. 19, 1866. Deed Rec. 44, page 97.

Lucinda Dodge

CONVEYS The same and by the same description as
at No. ²⁴23 of this abstract.

* * * * *

27

Lucinda Dodge
(No husband mentioned)

Warranty Deed; Consideration \$500.00

dated and acknowledged Nov. 26, 1867.

26 To

Recorded Nov. 26, 1867. Deed Rec. 47, page 146

George W. Connar

CONVEYS The west half of Lot 44 and 15 feet off the
east side of Lot 45 in the town of Centerville.

* * * * *

28

George W. Connar
Mary E. Connar,
his wife

Warranty Deed; Consideration \$500.00

Dated and acknowledged Dec. 3, 1867.

27 To

Recorded Dec. 4, 1867. Deed Rec. 47, page 165

Lucinda Dodge

CONVEYS The same and by the same description as at
No. ²⁷26 of this abstract.

* * * * *

29

Lucinda Strattan
Joseph D. Strattan
her husband

Warranty deed; Consideration \$165.00

Dated and acknowledged Jan. 17, 1874.

28 To

Recorded Jan. 17, 1874. Deed Rec. 60, page 101.

Lloyd K. Hill

CONVEYS The west half of lot 44 and 15 feet off the
east side of lot 45 in the Original Plat of the
town of Centerville.

* * * * *

STATE OF INDIANA)
)SS:
WAYNE COUNTY)

AFFIDAVIT.

Before me the undersigned, A Notary Public within
and for said County and State personally appeared Ida mae Smelser,
who being by me first duly sworn upon her oath deposes and says
that she is ⁶¹58 years of age and that she is the Grandaughter of
Kitredge Hill and Fanny B. Hill, His Wife, and that her
said grandmother preceded her said grandfather in death, she having
died in the year 1890,

That her said Grandfather was the owner in fee simple of
Fifteen (15) feet off the East side of Lot Number Forty-Five (45)
on the Original Plat of the Town of Centerville; Also Eighty-Eight
(88) feet off the west side of Lot Number Forty-four (44) on the
Original Plat of the Town of Centerville.

That the said Kitredge Hill conveyed said real estate to
her Father Lloyd K. Hill and that the said Kitredge Hill was
a Widower at that time, and further saith not.

Ida Mae Smelser
Affiant.

Subscribed and Sworn to before me this Eleventh day of February, 1930.

E. Earl Robbins
Notary Public

My Commission expires April, 19th, 1930.

* * * * *

Lloyd K. Hill and Warranty Deed; ³⁰ Consideration \$2100.00

 (No wife mentioned) Dated Feb. 15, 1888 Acknowledged Feb. 15, 1888.
 29 To Recorded March 9, 1888. Deed Rec. 87, page 351.
 Kittridge Hill and CONVEYS Lot 44 in the Original Plat of the town of

 Centerville, and other real estate.

* * * * *

✓ Kittridge Hill Quit-claim Deed; ³¹ Consideration \$1.00
 (No wife mentioned)
 30 To Dated and acknowledged March 30, 1895.
 Recorded Apr. 8, 1895. Deed Rec. 102, page 557.
 Lloyd K. Hill CONVEYS Lot 44 in the Original Plat of the town of
 Centerville.

* * * ³² * * * *

Estate of WILL. ³² Filed Oct. 2, 1905. Will Rec. 12, page 419
 Lloyd K. Hill, I, Lloyd K. Hill, at this time a resident of the
 31 deceased. town of Centerville, Wayne County, State of Indiana,
 and being of sound and disposing mind and memory do
 make, publish and declare this to be my last will

and testament hereby revoking all former wills by me made.

Item #1 - Provides for the payment of debts.

Item #2 - For and during her natural life and her own use either in the
 occupancy thereof or in the use of the rental profits thereof I give,
 to my beloved wife, Louisa Hill, a life estate in the residence property
 and appurtenances thereto occupied by us as a home at the time of my
 death; the same real estate at the death of my said wife to be equally
 divided share and share alike among my children.

Item #3 - Gives furniture and household effects to his wife, except
 the piano to his daughter, Laura Hill.

Item #4 - All the real estate of which I die seized excepting alone the
 residence property mentioned in Item #2 hereof I leave in the trust and
 control of the executor hereof and give, empower and permit him to sell
 rent, lease and use the same as he may see fit to the best interests of
 my estate, and I specifically empower him to sell the same or any part
 thereof without any order or decree of the Wayne Circuit Court of Wayne
 County, State of Indiana, excepting however that my farm property to the
 east of the town of Centerville I charge and bind my executor not to sell

before at least three years from the date of this will on account of the constantly increasing valuation of the same, and during such term of three years I charge the executor to lease on terms of half grain rental to my estate and cash of \$30.00 per year to my wife, Louisa Hill, said farm to my son Lloyd K. Hill should said son desire to so lease the same. After the expiration of said three years ~~said~~ ~~executor~~ is empowered to sell said farm as other real estate is provided herein to be sold.

Item #5 - I charge and direct hereof that first out of the rents and profits of my estate coming into his hands during the period of his trust and after the payment of debts and claims as stated in the first item hereof he shall make such allowances to my beloved wife, Louisa Hill, and to our unmarried daughter, Laura Hill. Said allowances to said daughter, Laura Hill, to continue for so long as she remains unmarried as in his judgment are necessary and proper for their proper living expenses; and should said rents and profits not prove sufficient for such needs, I empower and authorize said executor to make such allowances to them out of the principal of my estate as may come into his hands from any source whatsoever; and I specifically charge that such allowances as are made to them or either of them according to this item shall not be charged as advancements on their respective interests in my estate.

Item #6 - Upon the sale of the such real estate as of which I die seized excepting alone the before referred to residence property, by the executor hereof, I charge him to make final settlement of my estate, and to pay to the each of my several heirs their respective share of the such amount in his hands as is provided by law, though this item ~~is~~ ^{shall} not in any wise limit or deny said executor the right to make advancements to my heirs during the period of his trust provided always that he can make such advancements as still make suitable provision for the living and comfort of my wife and daughter as provided for in item #5 hereof.

Item #7 - I provide and charge the executor hereof that should any of the several heirs which I leave ever make any expense to said estate in the way of any liquidation to the end that the assets of said estate are reduced either in costs or otherwise that said executor charge said heir out of said heir's respective share of my estate with the amount of such

costs, expenses and fees thereby incurred.

Item #8 - I constitute and appoint Walter S. Commons of Centerville executor of this will - he to qualify with a bond of \$10000.00

In Witness Whereof of all of the above end foregoing I have hereunto set my hand and seal this 11th day of July, 1905, at and within the town of Centerville, Wayne County, State of Indiana.

Lloyd K. Hill (Seal)

Wilfred Jessup
Carl F. Bertsch, Witnesses.

* * * * *

Estate of Wayne Circuit Court (Probate). October Term, 1905.

Lloyd K. Hill On Oct. 2, 1905: On application the last will and

32 deceased. testament of Lloyd K. Hill, deceased, having been duly proven, is admitted to probate and record and Letters Testamentary are issued to Walter S. Commons, who files bond, also his qualifications.

Order Book 23, page 88.

On Nov. 27, 1905: Comes Louisa Hill, widow, and as such elects to take under the provisions of the will made by such decedent.

Order Book 23, page 146. Will Rec. 12, page 424.

April Term, 1907: On June 3, 1907: Comes Walter S. Commons executor and files his reports of sale of certain real estate sold in the following words, to-wit: (Insert), and described as follows, to-wit: 44 feet off of the east side of Lot 44 of the Original Plat of the town of Centerville, and sold to Louisa Hill for \$585.00; also 15 feet off of the east side of Lot 45 of the Original Plat of Centerville, and sold to Margaret Hoar for \$25.00; also 88 feet off of the west side of lot 44 of the Original Plat of the town of Centerville, and sold to Margaret Hoar for \$425.00; also a part of lot 45, sold to John D. Nixon for \$45.00.

The court having seen and examined said reports of sale, finds that said sales so made and reported are good ones and ratifies and confirms the same in all things and order and directs the said executor to execute his deeds of conveyances to the purchasers thereof.

Order Book 24, page 171.

On June 4, 1907: Comes Walters S. Commons executor and in pursuant to an order of Court files his deeds of conveyances for said real estatesold and heretofore reported. Which are examined and approved by the court. Thereupon said executor presents his deeds of conveyance to the purchasers thereof.

Order Book 24, page 172.

January Term, 1909: On Mar. 23, 1909: Comes Walter S. Commons, executor and presents to the court his FINAL Settlement heretofore filed on March 2nd, 1909. Also files proof of posting and publication of notices. Thereupon the heirs, creditors and legatees of said estate being three times audibly called come not but herein wholly make default. Having seen and examined said Final Settlement, the court approves the same in all things and said executor is fully and finally discharged.

Order Book 25, page 199.

* * * * *

Walter S. Commons, Executor's Deed; Consideration \$450.00
 Executor of the
 Last Will and Tes-Dated and acknowledged June 4, 1907.
 tament of Lloyd K.
 Hill, deceased Recorded July 1, 1907. Deed Rec. 126, page 575.

33 To CONVEYS 88 ft off of the west side of lot No. 44 and
 Margaret Hoar 15 feet off of the east side of lot 45 in the original
 Plat of the town of Centerville.

This deed recites that it is made pursuant to the provisions of said will, duly entered for probate and record in the Clerk's Office of the Wayne Circuit Court, in Rec. 12, page 419, 20, 21, and pursuant to the approval of the Wayne Circuit Court shown in Order Book 24, page 171.

* * * * *

Louisa Hill, Quit-claim Deed; Consideration \$1.00 etc.
 Single woman, widow
 of Lloyd K. Hill, Dated and acknowledged June 4, 1907.

34 To Recorded July 1, 1907. Deed Rec. 126, page 575.
 Margaret Hoar CONVEYS All her right and interest as widow of Lloyd
 K. Hill, deceased, in and to the same and by the same
 description as at No. 33 of this abstract, being the
 same as was pursuant to the will of said Lloyd K. Hill
 sold by the executor thereof on May 28, 1907.

* * * * *

*Begin with
 No 15 in other abstract*

45

Estate of WILL. Filed May 23, 1918. WillRec. 16, page
Margaret Hoar, "I, Margaret Hoar at this time a resident of the
35 deceased. Town of Centerville, Wayne County, Indiana, and
being of sound and disposing mind and memory, do
make, publish and declare this to be my last will
and testament hereby revoking and making void all former wills at any
time heretofore by me made.

Item 1. Provides for the payment of debts.

Item 2. I hereby authorize, empower and direct my said executrix
hereinafter named to sell all of my real estate at public or private
sale for the best prices obtainable and out of the proceeds of said
sale, together with a note of \$1000.00 which I hold to pay the follow-
ing sums of money to the following named persons, to-wit:

a- To my daughter Mary Hoar \$455.00 which is money I borrowed from her
and for which she holds a note with interest.

b- To my son Barney Hoar \$100.00

c- To the Rector of St. Mary's Catholic Church of Richmond, Indiana,
the sum of \$50.00 for the benefit of the said church

d- To my son John Hoar \$400.00, this sum of money however by reason of
the affliction of my said son John, shall go to my daughter Catherine
in trust for my said son John. Said trustee is hereby authorized and
directed to use the income or any part of the principal as may seem
best in her own discretion for the benefit of my said son John. In
the event however that any part of said sum of money or the income
therefrom should remain unused at the time of the death of my said son
John, then in that event said remaining sum shall go to my daughter,
Mary Hoar and Catherine Hoar, to be divided between them equally or
to the survivor of them.

e- All the rest and residue of said fund thus created by the sale of
the said real estate together with the proceeds of the said \$1000.00
note, I give, devise and bequeath to my three children, Catherine Hoar,
Mary Hoar, and Michael Hoar to be divided between them share and share
alike.

Item 3. I give and bequeath to my daughters, Catherine Hoar, Mary Hoar all my household goods and personal effects to be divided between, as they may see fit.

Item 4. All the rest and residue of my property, real, personal and mixed I give devise and bequeath to my three children, Catherine Hoar, Mary Hoar and Michael Hoar, to be divided between them share and share alike.

Item 5. Appoints Mary Hoar executrix.

Witness my hand and seal this 30th day of April, 1908.

Margaret ^{her} X Hoar (Seal)
mark

Wm. H. Kelley
Mary Barton Witnesses.

* * * * *

Estate of Wayne Circuit Court (Probate): April Term, 1918.

Margaret Hoar, On May 23, 1918: The last will and testament of

36 deceased. Margaret Hoar, deceased, is duly proven and admitted to probate and record, and upon application Letters of Administration with the Will Annexed are issued to Katherine Hoar, who files bond, also her qualifications. Order Book 33, page 83.

On June 11, 1918: Administratrix with the will annexed files proof of publication of notice of appointment. Order Book 33, page 117.

* * * * *

mit Lucinda Dodge Mechanic's Lien. Dated Nov. 26, 1867. For \$59.08
37 To Recorded Nov. 26, 1867. *Mechanic's Lien* Rec. 1, page 185.
Wm. T. McIntorf On a house situate on part of Lots 44 and 45 in the Original Plat of the town of Centerville.

* * * * *

38 Taxes for 1918, payable in 1919, 1st instlmt. - Paid
2nd " - Unpaid

Taxes for 1919, payable in 1920, a lien amount unknown.

* * * * *

* * * * *

mut
Ann Martin,
Thomas Martin,
her husband

39 To
Kittredge Hill

Mortgage. Dated and acknowledged July 4, 1866.
Recorded July 24, 1866. Mtg. Rec. 15, page 361.
ENCUMBERS The east half of Lot 44 as numbered on
the Original Plat of the town of Centerville.
To secure the payment of one note for \$25.00
due one year after date with interest.

* * * * *

mut
William Abden,
Sarah Abden,
his wife

40 To
Commodore P. Wilson

Mortgage. Dated and acknowledged April 29, 1878.
Recorded April 29, 1878. Mtg. Rec. 35, page 194.
ENCUMBERS The north half of the east half of lot
44 in the town of Centerville as numbered on the
Original Plat.
To secure the payment of one note, dated April 16,
1878, for \$100.00, due in one year with 10%
interest from date.

* * * * *

mit

Richmond, Indiana,

July 3rd, 1919, at 9:00 o'clock A.M.

We hereby certify that the foregoing is a true and correct abstract of title of the Heirs of Margaret Hoar, deceased, to the following described real estate in Wayne County, Indiana, to-wit: The same as described at the caption of this abstract. And describes every instrument on record, shown on the indexes in the office of the Recorder, or Clerk of Wayne Circuit Court, of said County, affecting the title of said real estate. We find no unsatisfied mortgages or mechanic's liens against said real estate except as shown herein. No unpaid taxes except as shown above. We have carefully examined the records of the Wayne Circuit Court by the indexes and find no judgments against said Heirs of Margaret Hoar, deceased, or any person through whom they derive their title, which are liens on said real estate, except as shown. No attachments or executions in the hands of the sheriff except as noted in the foregoing abstract. All conveyances are in regular form, execution and acknowledgment except as otherwise shown. No examinations for judgments in the United States Courts.

This abstract contains 18 pages 65 entries as numbered herein.

KELLEY & KELLEY, Attorneys-at-Law

By *Raymond L. Kelley*

mit
CONTINUATION of the foregoing abstract of title to:

"Fifty-five (55) feet off of Lot No. 45 and bounded as follows, towit: Beginning 15 feet west of the northeast corner of said lot, running thence west 55 feet; thence south 155 feet; thence east 55 feet; thence north 155 feet to the place of beginning, situated in the Town of Centerville, Wayne County, Indiana;

Eighty-eight (88) feet off of the west side of Lot No. 44 in the Original Plat of the Town of Centerville, Wayne County, Indiana;

Fifteen (15) feet off of the east side of Lot No. 45 in the Original Plat of the Town of Centerville, Wayne County, Indiana",

from and including the 3rd day of July, 1919, to this the 10th day of December, 1929.

* * * * *

Estate of Margaret

Wayne Circuit Court; April Term, 1919.

Hoar, deceased.

Copy of Report of Sale of Real Estate on file in the Clerk's Office of the Wayne Circuit Court:

1.-

The undersigned, administratrix with the will annexed of the estate of Margaret Hoar deceased, reports to the Court that pursuant to the power in said will conferred, authorizing, empowering and directing the

sale of the real estate of said decedent, hereinafter described, she gave notice of the time terms and place of such sale by the publication and posting of notices thereof for the time and in the manner provided by law, and she attaches hereto, and makes part of this report copies of such notice, together with proof of the due posting and publication thereof as aforesaid.

That on the 9th day of August, 1919, being the time fixes for such sale, and at the place and upon the terms in said notice set forth she sold said real estate, to-wit:

Lot number twenty-two (22) in the Original Plat of the Town of Centerville, Wayne County, Indiana, with the exception of sixteen (16) feet off of the south side of said lot.

ALSO:

Fifty-five (55) feet off of Lot Number Forty-five (45) and bounded as follows, to-wit: Beginning fifteen (15) feet west of the northeast corner of said lot; running thence west fifty-five (55) feet; thence south one hundred and fifty-five (155) feet; thence east fifty-five (55) feet; thence north one hundred and fifty-five (155) feet to the place of beginning. Situate in the Town of Centerville, Wayne County, Indiana.

ALSO:

Eighty-eight (88) feet off of the west side of Lot Number forty-four (44) in the Original Plat of the Town of Centerville, County of Wayne and State of Indiana, and also fifteen (15) feet off of the east side of lot as numbered Forty-five (45) in the Original Plat of the Town of Centerville.

at public sale to Bernard A. Massmann, subject to the approval of this Court for the sum of Fourteen Hundred Dollars (\$1400.00), that being the highest and best bid received therefor and more than two-thirds of the full appraised value thereof.

Said purchaser complied with the terms of such sale by paying this administratrix with the will annexed the sum of \$1400.00 in cash. And this administratrix now brings into Court the cash so paid and asks that said sale and her acts as herein reported may be approved and confirmed.

CATHERINE HOAR,
Administratrix with the
Will Annexed.

* * * * *

Estate of Margaret Wayne Circuit Court; April Term, 1919.
Hoar, deceased. On August 16, 1919, Comes now Catherine Hoar
2.- Administratrix with the Will Annexed, and files the
following verified report of the sale of certain
real estate in said Will directed to be sold,
together with proofs of the posting and publication
of notice of such sale (insert); and the Court,
having examined the same and being duly advised in
the premises, finds that said administratrix with
the will annexed, after giving notice of the time terms and place of sale
as required by law, sold the real estate, described as follows, to-wit:

Lot number Twenty-two (22) in the Original Plat of the
Town of Centerville, Wayne County, Indiana, with the exception
of sixteen (16) feet off of the South side of said lot.

ALSO:

Fifty-five (55) feet off of Lot number Forty-five (45)
and bounded as follows, to-wit: Beginning fifteen (15) feet
west of the northeast corner of said lot; running thence west
fifty-five (55) feet; thence south one hundred and fifty-
five (155) feet; thence east fifty-five feet; thence
north one hundred and fifty-five feet (155) to the place of
beginning, Situate in the Town of Centerville, Wayne County,
Indiana.

ALSO:

Eighty-eight (88) feet off of the west side of Lot
Number Forty-four (44) in the Original Plat of the Town of
Centerville, County of Wayne and State of Indiana, and
also fifteen (15) feet off of the east side of Lot as
numbered Forty-five (45) in the Original Plat of the Town
of Centerville.

at public sale to Bernard A. Massmann for the sum of Fourteen Hundred

Dollars (\$1400.00), that being the highest and best bid therefor, and two-thirds of the full appraised value thereof. The Court further finds that said purchaser has in all things complied with the terms of said sale by paying the full amount of the purchase money in cash.

And the Court, being satisfied that in the interest of the estate said sale ought to be approved, now in all things ratifies and confirms the same, together with the acts of said Administratrix with the will annexed as by her reported. And said administratrix with the will annexed is now ordered to execute her deed conveying said real estate so sold to said purchaser, which deed is now reported by said administratrix with the will annexed, and being examined, is approved by the Court and delivered to said purchaser. And this proceeding is adjudged finally disposed of.

Order Book 34, page 221.

* * * * *

Catherine Hoar,
Administratrix of
the Estate of
Margaret Hoar,
deceased, as such
administratrix
with the will
annexed by virtue
of the power in
said will conferred

49
Administrator's Deed; Consideration \$1400.00.

Dated and acknowledged Aug. 15, 1919.

Recorded Aug. 19, 1919. Deed Rec. 149, page 461.

CONVEYS Lot Number Twenty-two (22) in the Original

Plat of the Town of Centerville, Wayne County,

Indiana, with the exception of sixteen (16) feet

off of the south side of said lot.

ALSO, Fifty five (55) feet off of lot Number Forty-five (45) and bounded as follows, to-wit: Beginning fifteen (15) feet west of the northeast corner of said lot; running thence west fifty-five (55) feet; thence south one hundred fifty-five (155) feet; thence east fifty-five (55) feet; thence north one hundred and fifty-five (155) feet to the place of beginning. Situate in the Town of Centerville, Wayne County, Indiana.

3 to
Bernard A. Massmann.

ALSO, Eighty-eight (88) feet off of the west side of Lot Number Forty-four (44) in the original Plat of the Town of Centerville, County of Wayne and State of Indiana, and also fifteen (15) feet off of the

east side of Lot as numbered Forty-five (45) in the Original Plat of the Town of Centerville.

Subject to the 1919 taxes, due and payable in 1920.

Examined and approved August 16", 1919
Wm. A. Bond,
Judge Pro tem.

* * * * *

Bernard A. Massmann Warranty Deed; ^{SP} Consideration \$1.00.
and Rose M. Massmann,
his wife Dated and acknowledged Aug. 16, 1919.

4 to Recorded Aug. 19, 1919. Deed Rec. 149, page 462.

Katherine Hoar. CONVEYS The same and by the same description as
 ^{49 3 7 abstract}
 at No. 3 of this continuation.

Subject to the 1919 taxes, payable in 1920.

* * * * *

Estate of Wayne Circuit Court; January Term, 1920.

Margaret Hoar, On January 20, 1920, administratrix with the will

deceased. annexed presents her final report which is

5.- examined and approved and said administratrix with

 the will annexed is released and discharged.

 Order Book 34, page 490.

* * * * *

Katherine T. Hoar By Will duly probated and admitted to record in the

6 to Probate Court of Marion County, Indiana, as follows:

Mary Hoar. I, Katherine T. Hoar, at this time a resident of the

 city of Indianapolis, Marion County, Indiana, being

 of sound and disposing mind and memory, do make,

 publish and declare this to be my last will and

 testament, hereby revoking and making void all

 former wills and codicils thereto at any time hereto-

 fore by me made.

 Item 1. Provides for payment of debts.

 Item 2. Gives \$50.00 to Rector of St. Mary's Catholic

Church of Richmond, Indiana.

 Item 3. Gives \$50.00 to the Rector of the Catholic Church in the

Parish where she resides.

Item 4. Gives \$50.00 to Mrs. Carrie Ludlum and watch and clock to Emma Ludlum.

Item 5. Gives valuable pin to Margaret Dwyer.

Item 6. Gives \$100.00 to Michael Hoar and \$500.00 to Mary Hoar in trust for Michael Hoar.

Item 7. Gives \$200.00 to Mary Hoar, Trustee, for the benefit of Barney and John Hoar.

Item 8. I give, devise and bequeath to my sister, Mary Hoar, all the rest and residue of my property, both real, personal and mixed, including my double house and lots numbered 221 and 223 South Warman Avenue, in the City of Indianapolis, Indiana.

Item 9. Appoints Mary Hoar executrix.

IN WITNESS WHEREOF, I hereunto sign my name this 11th day of July, 1916.

KATHERINE T. HOAR. R.N. (SEAL)

BERNARD MASSMANN

WITNESSES.

WM. H. KELLEY

* * * * *

Estate of

In the Probate Court of Marion County.

Katherine T. Hoar,

On application, the last will of Katherine T. Hoar

deceased.

was duly probated and admitted to record, and Mary

7.-

Hoar duly qualified as executrix; later John A.

Hugg was appointed Administrator de bonis non with

the will annexed. Said administrator de bonis non

with the will annexed filed report in final

settlement on the -- day of December, 1923, which report was examined and approved and the order of the Court thereon shows that said administrator de bonis non with the will annexed paid the debts, legacies and liabilities of said estate; that the Inheritance Tax due the State of Indiana was paid; that the testatrix died seized in fee of the following described real estate:

The same and by the same description as at
No. 3 of this continuation;

and the Court further found that Mary Hoar, deceased, was the residuary legatee under the terms and provisions of the will of decedent. that she

died on December 7, 1922, intestate and unmarried, and left surviving as her sole and only heirs at law her brothers, Michael Hoar and John Hoar.

* * * * *

Estate of
Mary Hoar,
deceased.

8.-

In the Probate Court of Marion County, Indiana.
On application, John A. Hugg was appointed administrator; said administrator filed report in final settlement on December 22, 1923, which report was examined and approved and the order of the Court thereon shows that said administrator has paid all the debts and liabilities of said estate; that the Inheritance Tax due the State of Indiana was paid; that the decedent died seized in fee of the following described real estate:

The same and by the same description as at No. 3 of this continuation;

and the Court further found that the decedent left surviving as her sole and only heirs at law her brothers, Michael Hoar and John Hoar, to whom, at her death, and as such heirs at law said real estate descended as tenants in common as by law provided.

* * * * *

Walter S. Ratliff
9 vs.
John Hoar.

Wayne Circuit Court; April Term, 1923.
Cause No. 20376.
On May 8, 1923, Comes now Walter S. Ratliff, and the statement by him heretofore made and filed alleging the unsoundness of mind of said John Hoar and praying that a guardian for him be appointed coming on for hearing, comes now Frank T. Strayer, Prosecuting Attorney for this Judicial Circuit, and for the purpose of defending against the allegations in said statement contained and for and on behalf of the said John Hoar, enters his appearance herein. And now Walter S. Ratliff showing to the satisfaction of the court by proof submitted that said John Hoar can not at this time be produced in Court without endangering his health, such personal appearance is dispensed with by the Court; and the Court now finds from an inspection of the writ of summons upon said statement issued and the return of the Sheriff on said writ endorsed, which summons and return read

as follows (Insert), that said John Hoar has been duly notified of the filing of said statement and when and where the same would be heard, at least ten days prior to this date and the return day of said writ, by proper service thereof upon Dr. Samuel E. Smith, Superintendent of the Eastern Indiana Hospital for the Insane, in whose legal charge and custody said John Hoar then was and now is.

And thereupon by direction of the Court, Oliver C. Hunt, Clerk thereof, files to said statement the following answer in general denial of the allegations therein contained (Insert).

And the issue in this behalf being joined, the same is now submitted to the Court for trial, a jury by agreement being waived. And the Court having heard the evidence and being sufficiently advised in the premises finds that the allegations in said statement contained are true.

It is therefore considered and adjudged by the Court that the said John Hoar is an inhabitant of Wayne County, Indiana, and a person of unsound mind; that he is incapable of managing his own estate, and that a guardian for him should be appointed. And as such guardian, the Court now appoints Walter S. Ratliff upon his giving bond in the sum of \$1000.00 and otherwise qualifying according to law; and the expense of this proceeding is ordered taxed against and paid as a part of the costs of such guardianship.

Civil Order Book 69, page 541.

Costs unpaid - \$6.55.

* * * * *

Guardianship of Wayne Circuit Court (Probate); April Term, 1923.
John Hoar, On May 16, 1923, comes now Walter S. Ratliff, having
insane. been heretofore appointed guardian of the person and
estate of John Hoar, a person of unsound mind, in
10.- Cause No. 20376, as shown by Civil Order Book 69,
page 541, and files his bond in the sum of \$1000.00
which is approved.

Thereupon letters of guardianship of the person

and estate of said John Hoar, a person of unsound mind, are issued to Walter S. Ratliff.

Order Book 38, page 262.

April Term, 1925. On August 8, 1925, guardian presents his partial report, which is approved.

Order Book 40, page 428.

April Term, 1927. On September 16, 1927, guardian presents his partial report, which is approved.

Order Book 43, page 120.

October Term, 1929. On October 16, 1929, guardian files new bond in the sum of \$2000.00 in lieu of previous bond, which is approved.

Order Book 45, page 420.

On November 20, 1929, guardian presents his partial report, which is approved.

Order Book 45, page 488.

* * * * *

Estate of
John Hoar,
insane.

11.-

Wayne Circuit Court; ⁵⁴ April Term, 1929.

Copy of petition on file in the Clerk's Office of the Wayne Circuit Court:

The undersigned, Walter S. Ratliff, guardian under appointment of this court of said John Hoar, insane, for petition, herein respectfully shows that his said ward is the owner in fee simple of the following described real estate:

The undivided one-half interest in and to the following:

Lot No. 41 in Rosemont, Section 1, an Addition to the City of Indianapolis, Indiana;

Lot No. 21 in Cleveland Place, an Addition to the City of Indianapolis, according to the plat of said Addition as recorded on Plat Book 8, at page 147, in the records in the office of the Recorder of Marion County, Indiana;

Lot No. 22 in the Original Plat of the Town of Centerville, Wayne County, Indiana, with the exception of 16 feet off of the South side of said lot;

Fifty-five (55) feet off of Lot No. 45 and bounded as follows, to-wit: Beginning 15 feet west of the northeast corner of said lot, running thence west 55 feet; thence south 155 feet; thence east 55 feet; thence north 155 feet to the place of beginning, situated in the Town of Centerville, Wayne County, Indiana;

Eighty-eight (88) feet off of the west side of Lot No. 44 in the Original Plat of the Town of Centerville, Wayne County, Indiana;

Fifteen (15) feet off of the east side of Lot No. 45 in the Original Plat of the Town of Centerville, Wayne County, Indiana;

that the same is of the probable value of Two Thousand and no/100 Dollars.

And said guardian avers that in the interest of said ward said real estate ought to be sold for the reason that there is very little income derived from said real estate for the benefit of said ward in its present condition; that said real estate has several houses located thereon, which are in a bad state of repair; that if said real estate is not sold it will be necessary to expend further considerable sums of money in order to make possible the renting of said houses and the deriving of an income from same.

And said guardian further avers that a better investment of the value of the said interest in such real estate can be readily made; that he believes at this time a better price can be obtained for the sale of said ward's interest in said real estate and could be obtained therefor if such interest were set off and assigned to said ward in severalty and that the sale of said ward's interest should be joined with the sale of the remaining interest in said real estate in order to avoid the necessity of partition proceedings, and that such sale is necessary in order to provide funds for the proper support and maintenance of the said ward; that from careful investigation made by this guardian, your petitioner believes such sale to be in the best interests of said ward.

WHEREFORE, said guardian prays upon the facts and for the reasons above set forth, that he may by order of this court be authorized to make sale of the said real estate of said ward, in this petition described, upon such terms and conditions as the court may deem it most advisable.

WALTER S. RATLIFF,
Guardian.

* * * * *

Estate of Wayne Circuit Court; October Term, 1929.
 John Hoar, On November 19, 1929, Comes now Walter S. Ratliff,
 insane. guardian of said ward, and files the following,
 12.- his verified petition for the sale of certain real
 estate belonging to said ward, and therein
 described (insert). And the court having inspected
 such petition and finding the apparent propriety
 of the sale prayed for, now appoints C.L. Mathews
 and W.A. Bertsch and Louis Mills and Charles Cochran,
 resident freeholders of Wayne County and Marion
 County, Indiana, respectively, wherein said real estate is situated,
 appraisers to appraise the same, and they are directed after taking oath as
 by law required to proceed in the discharge of their duties and make a
 report of their proceedings, and a certificate of their said appointment
 is now issued to them.

GUSTAVE H. HOELSCHER,
 Judge.

* * * * *

Estate of Wayne Circuit Court; October Term, 1929.
 John Hoar, On December 4, 1929, Comes now Walter S. Ratliff,
 insane. guardian of John Hoar, and come also Charles L.
 13.- Cochran, Louie H. Mills, W.A. Bertsch & Walter T.
 Mathews, appraisers heretofore appointed to appraise
 the real estate in said petition described, and also
 file their appraisement of the said real estate
 (insert).

And it appearing to the court that said real
 estate is hereby appraised at Three Thousand Two Hundred Twenty-Five (\$3225.00)
 Dollars, said guardian is now ordered to file his bond with surety, and
 conditioned as by law required. And now said guardian tenders his bond in
 such penalty and so conditioned, which bond being found sufficient by the
 court, is now in all things approved and is as follows (insert)

And the court having examined said petition and heard evidence thereon,
 and being sufficiently advised in the premises, finds that the averments

therein contained are true and that in the interests of said ward the prayer thereof should be granted.

It is now ordered by the court that the real estate of said ward in such petition set forth and described as follows, towit:

The same and by the same description as
at No. 11 of this continuation.

be sold by said guardian after giving notice of the time, terms and place of sale, at public or private sale, for not less than the full appraised value thereof if at private sale, and for not less than two-thirds of the full appraised value thereof if at public sale, and upon the following terms and conditions -- cash upon the delivery of the deeds. Notice of sale shall be given by publication in a daily newspaper of general circulation, printed and published in Richmond, Wayne County, Indiana, and Indianapolis, Marion County, Indiana, such publication to be once a week for three successive weeks, the last publication to be at least one week previous to the day of sale.

GUSTAVE H. HOELSCHER,
Judge.

Order Book 45, page 508.

* * * * *
50

Katherine Hoar,
unmarried
14 to
Katherine Hoar,
Trustee of John
Hoar.

Mortgage. Dated and acknowledged Nov. 14, 1919.
Recorded Nov. 22, 1919. Mtg. Rec. 121, page 490.
ENCUMBERS Lot Number Twenty-two (22) in the Original
Plat of the Town of Centerville, Wayne County,
Indiana, with the exception of sixteen (16) feet
off of the south side of said lot.
ALSO, Fifty five (55) feet off of lot Number Forty-
five (45) and bounded as follows, to-wit: Beginning
fifteen (15) feet west of the northeast corner of
said lot; running thence west fifty-five (55) feet;
thence south one hundred fifty-five (155) feet; thence east fifty-five
(55) feet; thence north one hundred and fifty-five (155) feet to the
place of beginning. Situate in the Town of Centerville, Wayne County,
Indiana.

ALSO, Eighty-eight (88) feet off of the west side of Lot Number

Forty-four (44) in the original Plat of the Town of Centerville, County of Wayne and State of Indiana, and also fifteen (15) feet off of the east side of Lot as numbered Forty-five (45) in the Original Plat of the Town of Centerville.

To secure the payment of a note dated November -- 1919, for \$400.00, due two years after date with 6% interest, payable to Katherine Hoar, Trustee of John Hoar.

* * * * *

Katherine Hoar,
unmarried
15 to
Mary Hoar.

Mortgage. Dated and acknowledged Nov. 14, 1919.
Recorded Nov. 22, 1919. Mtg. Rec. 121, page 491.
ENCUMBERS The same and by the same description as
at No. 14 of this continuation.
To secure the payment of note in the sum of
\$487.66 dated November --, 1919, due two years after
date with 6% interest.
It is understood and agreed that this mortgage is
second and subordinate to a certain mortgage of even
date to John Hoar (or his Guardian and Trustee).

MARGINAL ENTRY:

This certifies that a certain mortgage executed by Katherine Hoar, unmarried, to Mary Hoar on the 14th day of November, 1919, calling for \$487.66 and duly recorded in the record mortgages of Wayne County, State of Indiana, in Record No. 121 on page 491, has been fully paid and satisfied and the same is hereby released.

John A. Hugg,
Administrator of the Estate
of Mary Hoar, deceased.

Acknowledged March 10, 1924. Recorded March 12, 1924.

* * * * *

16.- MARGINAL ENTRIES on page 31 of Mtg. Rec. 15.
194 of Mtg. Rec. 35.

This mortgage is fully paid and satisfied by lapse of time and such real estate is released from the lien thereof as per Act Approved February 16, 1917, upon the request of the owner, Catherine Hoar. Dated this 27th day of August, 1919.

Harry T. Fisher,
Recorder Wayne County.

* * * * *

omit this page

* * * * *

17.- Taxes for the year 1928, payable in 1929, Paid in full.

Taxes for the year 1929, payable in 1930,	1st instlmt.	\$18.77
	2nd instlmt.	<u>18.78</u>
		37.55

Valued for taxation at:

55 ft. 45 OP	- \$	700.00
15 ft. E.D. 45	-	60.00
88 ft. W.D. 44	-	<u>500.00</u>
		1260.00

* * * * *

No examination for City Improvement Liens. No unsatisfied mortgages, no mechanic's liens, no judgments shown on the indexes in the Recorder's Office or the Clerk's Office of the Wayne Circuit Court in the name of John Hoar and Michael Hoar, no lis pendens notices, no taxes, EXCEPT as shown herein.

* * * * *

We hereby certify that the above and foregoing is a complete and correct CONTINUATION of the foregoing abstract of title to the real estate described at the caption of this continuation, from and including the 3rd day of July, 1919, to this the 10th day of December, 1929, at 9 A.M. This continuation contains 13 pages, 17 entries, as numbered herein.

KELLEY & KELLEY, Attorneys At Law,

By *Bernard J. McManis*

mit
CONTINUATION of the foregoing abstract of title to:

"Fifteen (15) feet off of the east side of Lot numbered Forty-five (45) on the Original Plat of the Town of Centerville, Wayne County, Indiana;

Eighty-eight (88) feet off of the west side of Lot Numbered Forty-four (44) on the Original Plat of the said Town of Centerville,"

from and including the 10th day of December, 1929, to this the 16th day of January, 1930.

* * * * *

Estate of

Wayne Circuit Court; January Term, 1930.

John Hoar,

Copy of Guardian's Report of Private Sale of

insane.

Real Estate on file in the Clerk's Office of the

1.-

Wayne Circuit Court:

Walter S. Ratliff, guardian of said ward, respectfully shows to the court; that pursuant to the order of sale in this proceeding heretofore granted, and after giving notice of the time, terms and place of sale by the publication of notice thereof for the time and

in the manner required by the terms of said order, copies of said notice and proof of the publication thereof as aforesaid being hereto attached and made part of this report, he, on the 6th day of January, 1930, being the time fixed for such sale, and at the place and upon the terms and conditions in said notice specified, offered at private sale the real estate of said ward in this proceeding ordered sold, and described as follows, to-wit:

The undivided one-half interest in and to the following:

Fifteen (15) feet off of the east side of Lot numbered Forty-five (45) on the Original Plat of the Town of Centerville, of Wayne County, Indiana;

Eighty-eight (88) feet off of the west side of Lot numbered Forty-four (44) on the Original Plat of the said Town of Centerville.

That at such sale James H. Martin and Josie Martin bid for said real estate FOUR HUNDRED FIFTY DOLLARS (\$450.00), and that being the full appraised value thereof and the highest and best bid received therefor, the same was then and there by the guardian sold to them, subject to the approval of this court. Said purchasers complied with the terms of sale by paying in cash FOUR HUNDRED FIFTY DOLLARS (\$450.00).

And said guardian now brings into court said cash, being the

purchase price of said real estate, and asks that said sale and his acts in the premises may be approved and confirmed.

WALTER S. RATLIFF,
Guardian.

* * * * *

Estate of Wayne Circuit Court; January Term, 1930.
John Hoar, On January 11, 1930, comes now, Walter S. Ratliff,
insane. guardian of said ward, and files the following
2.- verified report of the sale by him made of the real
estate therein described, together with proof of the
giving of notice of such sale (insert).

And the court having examined said report and being sufficiently advised in the premises finds that said guardian after giving notice thereof for the time and the manner required by the order of this court authorizing such sale, sold the real estate of his said ward, John Hoar, heretofore in this proceeding ordered sold, and in said report described, at private sale to JAMES H. MARTIN and JOSIE MARTIN, for the sum of FOUR HUNDRED FIFTY DOLLARS (\$450.00), that being the full appraised value thereof and the highest and best bid received. That said purchasers complied with the terms of sale by paying in cash FOUR HUNDRED FIFTY DOLLARS (\$450.00), and which cash said guardian brings into court.

And the court now in all things approves said report and ratifies and confirms said sale and the acts of said guardian as by him reported; and he is ordered to execute his deed conveying said real estate to said purchasers.

And now said guardian reports the execution of such deed and the same being examined is approved by the court and ordered delivered to said purchasers.

And this proceeding is now adjudged finally disposed of.

Order Book 45, page ____.

* * * * *

mut

* * * * *

3.- Taxes for the year 1928, payable in 1929, paid in full.

Taxes for the year 1929, payable in 1930,	1st instlmt.	\$18.77
	2nd instlmt.	<u>18.78</u>
		37.55

Valued for taxation at:

55 ft. 45 OP -	\$ 700.00
15 ft. ED 45 -	60.00
88 ft. WD 44 -	<u>500.00</u>
	1260.00

* * * * *

No examination for City Improvement Liens. No unsatisfied mortgages, no mechanic's liens, no judgments shown on the indexes in the Recorder's Office or the Clerk's Office of the Wayne Circuit Court in the name of John Hoar and Michael Hoar, no lis pendens notices, no taxes, EXCEPT as shown herein.

* * * * *

We hereby certify that the above and foregoing is a complete and correct CONTINUATION of the foregoing abstract of title to the real estate described at the caption of this continuation, from and including the 10th day of December, 1929, to this the 16th day of January, 1930, at 9 A.M. This continuation contains 3 pages, 3 entries, as numbered herein.

KELLEY & KELLEY, Attorneys At Law,

By *Demard A. Grooman*

Continuation of the foregoing abstract of title to the real estate described at number 4 of this continuation, from and including January 16, 1930 to this the 2nd day of August, 1938.

(1)

Walter S. Ratliff
Guardian of John
Hoar, by order of
Wayne Circuit Court

To

James H. Martin
Josie Martin
husband and wife

Guardian's Deed, Dated & Ack. Jan. 8, 1930.

Recorded February 5, 1930. Record 177 page 76

Conveys the undivided one half interest in and

to 15 feet off the east side of lot 45 of the

Original Plat of the town of Centerville, Wayne

County, Indiana, and 88 feet off the west side

of lot 44 on the Original Plat of said town of

Centerville. Subject to Improvement Assessment

for Improvement of Plum Street.

Examined and approved by me Gustave H. Hoelscher

Judge of the Wayne Circuit Court.

Consideration \$450.00

(2)

Michael Hoar
(unmarried)

To

James Martin
Josie Martin
husband and wife

Warranty Deed, Dated & Ack. December 28, 1929

Recorded February 5, 1930. Record 177 page 77

Conveys the undivided one half interest in and

the following described real estate, being same

real estate and by same description as at number

1 of this continuation. Consideration \$1.00

Subject to Assessment for improvement of Plum

Street.

(3)

James H. Martin
and wife Josie

To

Walter T. Mathews
Clara I. Mathews
husband and wife

Warranty Deed, Dated & Ack. February 5, 1930

Recorded February 5, 1930. Record 177 page 77.

Conveys the undivided one half interest in and

to the same real estate and by the same description

as at number 1 of this continuation.

Consideration \$1.00

(4)

James H. Martin
and wife Josie
Walter T. Mathews
and wife Clara I.

To

Fannie B. O'Neal

Warranty Deed, Dated & Ack. April 11, 1933

Recorded April 25, 1933. Record 183 page 407

Conveys a part of lot number 44 on the Original
Plat of the town of Centerville, described as

follows, to wit: Beginning at a point on the south

line of Plum Street 44 feet west of the northeast corner of said lot 44;

thence west along the south line of Plum Street 52 feet 8 inches; thence

south parallel with the west line of said lot 165 feet to the center of an

alley; thence east along the center of the alley 52 feet 8 inches; thence

north 165 feet to the place of beginning. Consideration \$1.00

(5)

Taxes for the year 1936 - - - - - paid in full.

Taxes for the year 1937

1st installment - - - - - paid.

2nd installment - - - - - \$19.53

Taxes for the year 1938 a lien amount not known.

Valued for taxation at \$1260.00

No.

Richmond, Indiana, Aug. 2 19 38
at 9 o'clock A. M.

We hereby certify that the foregoing is a true and correct continuation of abstract of the title of **Fannie B. O'Neal**
to the following described real estate in Wayne County, Indiana, to-wit:
the real estate described at number 4 of this continuation

and describes every instrument on record, shown on the indexes, or on file in the office of the Recorder, Auditor, or Clerk of Wayne Circuit Court, of said County, affecting the title of said real estate. We find no unsatisfied mortgages or mechanic's liens against said real estate except as shown herein. No unpaid taxes except as shown above. We have carefully examined the records of the Wayne Circuit Court by the indexes, and find no judgments against said **Fannie B. O'Neal**

or any person through whom **she** derives her title, which are liens on said real estate, except as shown herein. No attachments or executions in the hands of the Sheriff except as noted in the foregoing abstract. We have examined the records of the City of Richmond, Indiana, and find no assessments for public improvements, except as shown herein.

All conveyances are regular in form, execution and acknowledgment, except as otherwise shown.

This examination and certificate is limited to instruments recorded and record entries made from and including the **16** day of **January** **1930**, and prior to the **2** day of **August** **1938**, at **9** o'clock A. M.

This continuation of abstract contains **2** pages and **5** entries as numbered therein.

The Wayne County Abstract Co.
By *Em. Sutton*
Mgr.

C O N T I N U A T I O N

CONTINUATION of the foregoing annexed Abstract of Title to the Real Estate set forth and described at Entry No. One of this Continuation, from and including, August 9, 1938, to November 8, 1939.

(1)

Fannie B. O'Neal
and Paul O'Neal,
her husband,

To

Peoples' Home And
Savings Association
of Richmond, Indiana.

Mortgage, dated and ack.

August 4, 1938.

Recorded August 5, 1938.

In Mortgage Record 189 Page 119.

To secure the payment of one

Promissory Note for the principal

sum of \$1400.00, payable in weekly

payments of \$3.50 each, until paid. ENCUMBERS the following described real estate in Wayne County, State of Indiana, to-wit: A part of Lot Number 44 on the Original Plat of the Town of Centerville, described as follows, to-wit: Beginning at a point on the South line of Plum Street 44 feet West of the Northeast corner of said Lot 44; thence West along the South line of Plum Street 52 feet 8 inches; thence South parallel with the West line of said lot, 165 feet to the center of an alley; thence East along the center of the alley 52 feet 8 inches; thence North 165 feet to the place of beginning.

(2)

Fannie B. O'Neal
and Paul G. O'Neal,
her husband,

To

Frank Linderman.

Warranty Deed, dated and ack.

October 24, 1939.

Recorded October 25, 1939.

In Deed Record 197 Page 152.

Consideration \$1.00.

Internal Revenue Stamp \$1.50.

CONVEYS the same real estate and by the same description as at Entry No. One of this Continuation.

(3)

Frank Linderman,
an unmarried man
of full legal age,

To

The Centerville State
Bank, Trustee.

Mortgage, dated and ack.

October 24, 1939.

Recorded October 25, 1939.

In Mortgage Record 194 Page 84.

To secure the payment of one
certain note for \$600.00 and six
interest notes for \$18.00 each,

evidencing the semi-annual interest, due 6-12-18-24-30 and 36 months
after date. ENCUMBERS the same real estate and by the same description
as at Entry No. One of this Continuation.

(4)

Marginal Release on Mortgage Record 189 Page 119, shows: Full pay-
ment and satisfaction of this mortgage is acknowledged and the same
is hereby released this 8th day of November, 1939, Peoples Home and
Savings Association of Richmond, Ind. by Walter G. Cronin, Secretary,
ATTEST: Calvin R. Davis Recorder.

(5)

Taxes of 1938 due and payable in 1939,

Paid in full in amount of \$ 34.15.

Valued for taxation at \$1260.00.

Taxes of 1939 due and payable in 1940, a lien amount undetermined.

No unpaid Municipal Improvement Assessments appear of record as a
lien in the Town of Centerville.

FINAL CERTIFICATE OF ABSTRACTER.

E. Earl Robbins, hereby certifies that the annexed Continuation of the Abstract is a correct continuation of the Abstract of the Title to the real estate described at Entry No. One situated in said County and State, from and including, August 9, 1938, to the date and time mentioned below; that I have carefully examined the Records of the County of Wayne in the State of Indiana, and find that said Continuation of Abstract correctly shows all instruments and matters affecting or relating to said title, which are of record, or on file in said County. That the taxes for the year 1938 payable in 1939 and all prior years, are paid in full and finally that there is no lien or incumbrance upon said real estate, or proceedings affecting the same, except as shown in the within annexed Continuation of Abstract, from and including, August 9, 1938, to this 8th day of November, 1939, at 4:00 P. M.

E. Earl Robbins
Attorney-at-Law.

C O N T I N U A T I O N

CONTINUATION of the foregoing annexed Abstract of Title to the following described real estate in Wayne County, State of Indiana, to-wit: "A part of Lot Number 44 on the Original Plat of the Town of Centerville, described as follows, to-wit: Beginning at a point on the south line of Plum Street 44 feet West of the Northeast corner of said Lot 44; thence West along the South line of Plum Street 52 feet and 8 inches; thence south parallel with the west line of said lot, 165 feet to the center of an alley; thence east along the center of the alley 52 feet 8 inches; thence north 165 feet to the place of beginning, from and including, November, 8, 1939, to March 26, 1943.

(1)

Marginal Release on Marginal Record 194 Page 84, shows: Full payment and satisfaction of this mortgage is acknowledged and the same is hereby released this 29th day of April, 1942, The Centerville State Bank, Trustee, by J.L. Bryan, Cashier, ATTEST: Calvin R. Davis, Recorder.

(2)

Frank Linderman,
An unmarried man,
of full legal age,

To

The Centerville State
Bank, Trustee.

Mortgage, dated and ack.

March 22, 1943.

Recorded March 26, 1943.

In Mortgage Record 210 Page 345.

To secure the payment of one
certain note for \$325.00, and
six interest notes for \$9.75

each, evidencing the semi-annual interest, due 6-12-18-24-30
and 36 months after date.

ENCUMBERS the same real estate and by the same description as at Caption of this Continuation.

(3)

Taxes of 1942 payable in 1943.

First installment a lien in amount of \$ 13.86.

Second installment a lien in amount of \$ 13.86.

Valued for taxation at \$ 1260.00.

Taxes of 1943 payable in 1944, a lien amount unknown.

No unpaid Municipal Improvement Assessments appears of record as a lien in the Town of Centerville.

FINAL CERTIFICATE OF ABSTRACTER.

E. Earl Robbins, hereby certifies that the annexed Continuation of the Abstract is a correct continuation of the Abstract of the Title to the Real Estate described at Caption of this Continuation, situated in said County and State, from and including, November 8, 1939, to the date and time mentioned below; that I have carefully examined the Records of the County of Wayne in the State of Indiana, and find that said Continuation of Abstract correctly shows all instruments and matters affecting or relating to said title, which are of record, or on file in said County. That the taxes for the year 1941 payable in 1942, and all prior years, are paid in full, and finally that there is no lien or incumbrance upon said real estate, or proceedings affecting the same, except as shown in the within annexed Continuation of Abstract, from and including, November 8, 1939, to this date and certified as above this 26th day of March, 1943, at 11:00 A.M.

E. Earl Robbins
Attorney-at-Law.

C O N T I N U A T I O N

CONTINUATION of the foregoing annexed Abstract of Title to the following described real estate in Wayne County, State of Indiana, to-wit: "A part of Lot Number 44 on the Original Plat of the Town of Centerville, described as follows, to-wit: Beginning at a point on the south line of Plum Street 44 feet West of the Northeast corner of said Lot 44; thence West along the South line of Plum Street 52 feet and 8 inches; thence south parallel with the west line of said lot, 165 feet to the center of an alley; thence east along the center of the alley 52 feet 8 inches; thence north 165 feet to the place of beginning, from and including, March 26, 1943, to April 11, 1944.

(1)

Marginal Release on Marginal Record 210 Page 345, shows: Full payment and satisfaction of this mortgage is acknowledged and the same is hereby released this 8th day of April, 1944, The Centerville State Bank, Trustee, by J. L. Bryan, Cashier, ATTEST: W. Howard Brooks, Recorder.

(2)

Taxes of 1943 payable in 1944.

Paid in full in amount of \$31.75.

Valued for taxation at \$1260.00.

Taxes of 1944 payable in 1945, a lien amount not known.

No unpaid Municipal Improvement Assessments appears of record as a lien in the Town of Centerville.

FINAL CERTIFICATE OF ABSTRACTER

E. Earl Robbins, hereby certifies that the annexed Continuation of the Abstract is a correct continuation of the Abstract of the Title to the Real Estate described at Caption of this Continuation situated in said County and State, from and including March 26, 1943 to the date and time mentioned below; that I have carefully examined the Records of the County of Wayne in the State of Indiana, and find that said Continuation of Abstract correctly shows all instruments and matters affecting or relating to said title, which are of record, or on file in said County. That the taxes for the year 1943 payable in 1944 and all prior years, are paid in full, and finally that there is no lien or incumbrance upon said real estate, or proceedings affecting the same, except as shown in the within annexed Continuation of Abstract, from and including March 26, 1943 to this date and certified as above this 11th day of April, 1944, at 3:00 P.M.

E. Earl Robbins
Attorney-at-Law.

C O N T I N U A T I O N

CONTINUATION of the foregoing annexed Abstract of Title to the Real Estate set forth and described at Entry No. One of this Continuation, from and including, April 11, 1944, to December 3, 1951.

(1)

Frank Linderman,
An unmarried man
of full legal age,

Warranty Deed, dated and ack.
April 14, 1944.

To

Recorded April 28, 1944.

Nan R. Bond and
Lewis R. Bond,
Jointly and to the
survivor.

In Deed Record 207 Page 219.

Consideration \$1.00.

Revenue Stamps affixed to deed.

CONVEYS the following described real estate in Wayne County, State of Indiana, to wit: A part of lot number 44 on the Original Plat of the Town of Centerville, described as follows, to wit: Beginning at a point on the south line of Plum Street 44 feet west of the northeast corner of said lot 44; thence west along the south line of Plum Street 52 feet and 8 inches; thence south parallel with the west line of said lot, 165 feet to the center of an alley; thence east along the center of the alley 52 feet 8 inches; thence north 165 feet to the place of beginning.

(2)

Taxes of 1951 payable in 1952.

First installment a lien in amount of	\$ 38.99
Second installment a lien in amount of	\$ 38.99
Valued for taxation at	\$1870.00

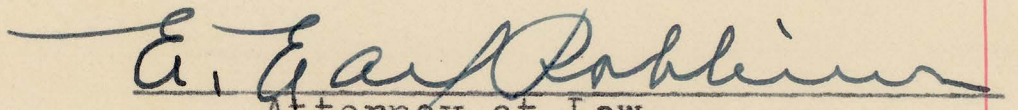
No City Improvement Liens.

Judgement search for 19 years last past as to the following names: Nan R. Bond and Lewis R. Bond, find none.

Old Age Assistance search in the following names: Nan R. Bond and Lewis R. Bond, find none.

Centerville Indiana, December 3, 1951.

The foregoing is a full and correct Continuation of the Abstract of the title to the real estate described at Entry No. One hereof, showing all instruments and matters affectinf or relating to said title, which are of record, or on file in Wayne County, State of Indiana. That there is no lien or incumbrance upon said real estate, or proceedings affecting the same, except as shown in the within annexed Continuation, from and including, April 11, 1944, to this 3rd day of December, 1951, at 9:00 o'clock A.M.


Attorney at Law.

Abstract for 213 E. Plum St.

26-998

Abstract